

## NEW BUILDINGS' BILL.

tion of which respectively at the last census exceeded 50,000.

4. That burials be absolutely prohibited, after a certain date, within the limits of such towns or places, except in the case of family vaults already existing, the same partaking of the nature of private property, and being of limited extent.

5. That certain exceptions, as applying to eminent public characters, be likewise admitted with regard to Westminster Abbey and to St. Paul's.

6. That certain exceptions be likewise admitted with regard to some cemeteries of recent construction, according to special local circumstances, to be hereafter determined.

7. That within the dates which may be specified, the parochial authorities in such towns or places be empowered and authorised to impose a rate for the purpose of forming cemeteries at a certain distance from the same.

8. That a power be given to the parochial authorities of two or more parishes or townships of the same town to combine, if they think proper, for the same cemetery.

9. That a *minimum* of distance be fixed for such cemeteries, from the same motive that leads to their establishment—the public health; and that a *maximum* of distance be likewise fixed, so as to secure the lower classes, as far as possible, from the hardship of loss of time, or weariness in proceeding to a great distance to attend the funerals of their relatives.

10. That the parochial authorities be responsible for the due and decent administration of each burial within the new cemeteries, in the same manner as they are now within present churchyards; and that, on the other hand, they be entitled to the same amount of fees on each burial as they at present receive.

11. That due provision be made for the perpetual possession by the parishes or townships of the ground on which the cemeteries shall be made.

12. That due space be reserved, without consecration, and within the limits of the intended cemeteries, for the separate burials of such persons or classes of persons as may be desirous of such separation.

13. That no fees from any such burials in unconsecrated ground be payable to any ministers of the Church of England.

14. That, subject to the conditions expressed in the 10th and 13th resolutions, arrangements be made to equalize as far as possible the total amount of fees payable on burials within the same cemetery, whether in the consecrated or the unconsecrated ground.

15. That considering the difficulty of fixing the same date for the prohibition of burials within the limits of different towns, or the same distance, for the construction of the new cemeteries, and the importance of having reference to various local circumstances, it does not appear desirable to observe in all cases a uniform rule in these respects; but that the time and manner of applying the principles set forth in the foregoing resolutions should be entrusted either to some department of the government, or to a board of superintendence, to be constituted by the Act of Parliament.

16. That the duty of fencing and introducing a Bill on the principles set forth in the foregoing resolutions, would be most efficiently discharged by her Majesty's government, and that it is earnestly recommended to them by the committee.

We shall next week continue the same subject.

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**IMPROVEMENT AT WINDSOR.**—The Crown has lately determined to sell the whole of the ground lately occupied by the Lower Royal Mews, for the site of 12 or 14 large mansions which are to be erected in conformity with plans approved by the Commissioners of Woods and Forests. The Commissioners have also recently purchased several houses in Thames-street, preparatory to their being taken down for the purpose of widening the carriage-way, and thus effecting a very great improvement in this portion of the town.

**THE CASTLE OF RICHMOND.**—There is at present an artist busily occupied, by order of the King of Prussia, at Hampton-court, copying upon the most elaborate scale these wonders of art.

A MEETING of the Master Carpenters was held on Wednesday week, at which was a very full attendance, for the purpose, among other matters, of receiving the report of the committee upon the above-mentioned Bill. The chair being taken by Mr. H. Blevins, the president, and the ordinary business of the society being disposed of, five new members were proposed and elected, viz. Mr. Crowe, of Mount-street, Grosvenor-square; Mr. Charles Harbert, of Clifton-street; Mr. E. W. Burgess, of Wardour-street; Mr. E. W. Gooch, of Norfolk-terrace; and Mr. Thos. Rider, Jun., of Union-street, Borough.

Mr. Illicks gave notice that at the next meeting he should propose Mr. Timson, of the Hampstead-road, for election.

The Chairman then stated that the committee upon the New Buildings' Bill had met several times, but had not yet been able fully to complete the report they were so anxious to present to the meeting.

The Chairman here entered into a statement of the leading features of the proposed Bill, which, however, it is not necessary for us to give, as we have since been favoured (exclusively) with a copy of the report itself.

*The Report of the Committee appointed by the Society of Master Carpenters, to investigate and superintend the Progress of the proposed New Building-Act through Parliament.*

Your committee beg to report that according to your directions they have fully considered the several clauses, schedules, and other matters contained in the proposed "New Buildings' Bill;" and they have much pleasure in stating that the present proposed Bill is a great improvement on many of the provisions upon the several Bills that have been brought under public notice for the three years past.

But although very considerably improved, and especially upon the Bill proposed in the last session of Parliament, yet much still remains to be done to it in alteration, addition, and subtraction. And here your committee would urge, that although the public generally consider a "Billings' Bill" as merely interfering with the rights and costs of the builder, only, that this is a most erroneous opinion, as it is the public generally, and individually, at whose expense and inconvenience any unnecessary provisions must be borne; and when it is considered that under the extended limits of the "New Buildings' Bill" the dwellings of between two and three millions of inhabitants will be regulated, it must be obvious to all that the residents within the control of its proposed power have much more to do with its provisions than they may imagine.

The Bill now comprises within its limits all such places lying on the north side or left bank of the river Thames as are within the exterior boundaries of the parishes of Fulham, Kensington, Paddington, Hampstead, Hoxney, Tottenham, Saint Pancras, Islington, Stoke Newington, Hackney, Stratford, Bromley, Bow, and Shadwell; and to such part of the parish of Chelsea as lies north of the said parish of Kensington.

And to all such parts and places lying on the south side or right bank of the said river as are within the exterior boundaries of the parishes of Woolwich, Charlton, Greenwich, Deptford, Lee, Lewisham, Camberwell, Lambeth, Streatham, Tooting, and Wandsworth.

And to all places lying within two hundred yards from the exterior boundaries of the district hereby defined, with power to give to her Majesty in Council for further extending its provisions to twelve miles from Charing-cross.

The Bill is drawn up in two parts; the first part detailing generally its several provisions, and the second part containing schedules of the matters referred to in the first part of the Bill. Your committee, in accordance with this arrangement, report, firstly, upon the general part of the Bill, and, secondly, upon its sche-

dules, and will then attach an appendix shewing such parts of the Bill as in their opinion required to be altered, added to, or amended.

Your committee would call your attention to the alteration in the names of the rates of the buildings; the Bill calling a fourth-rate house of the present Act a first-rate house, and a first-rate house, under the old Act, is therein called of the fifth-rate. The reason for this alteration is supposed to be, that houses above 82 feet high, and covering a superficies of more than twelve squares, and warehouses above 65 feet in height, and extending more than thirty-five squares, will be (and perhaps properly so) under special supervision. Your committee think that this alteration in the names of the rates ought not to be carried out, but that the rates ought to be left as in the old Act, both as regards correct definition, and as preventing the innumerable mistakes which would inevitably occur, if the new designations were in pass into law. The new rates requiring special supervision, might be called "AN LEYDERS RATE," and "A SPECIAL RATE."

Your committee represent that the Act is proposed to be superintended and carried out by district surveyors as at present, but of course with an addition to their number, and also by "AN LEYDERS," and "AN LEYDERS," with power of appeal to the Commissioners of Works and Buildings to modify where necessary the strict letter of the Act. Upon these appointments your committee give heretofore in this report further observations.

Your committee are of opinion that where a party-wall is required to be rebuilt, and the consent of an adjoining owner cannot be obtained, it is necessary to a certain extent ought to be given to build a portion of the party-wall upon the soil of the owner withholding his consent, but under the direction therein of the referees.

Your committee are desirous that a better definition of the general line of buildings be given, than that at present set forth, for the prevention of projections and encroachments, and yet, although not positively on the public way, yet when carried out as they are in many cases by building over or upon the front gardens of houses, as in the line of the New-road, the City-road, and many other places, are very objectionable, preventing that free current of light and air intended by the first builders; and, further, if these encroachments are to be permitted, or any other additions or projections are to be made, it would be necessary to be done by the written permission of every person interested in the line of houses which may be affected by such erection.

Your committee further notice that a minimum width is proposed for all new streets, whatever may be the respective rates of houses, viz. 30 feet; but your committee think that this provision might be greatly improved by regulating the "widths of streets" by the number of stories above the footways.

Your committee are of opinion that the time to be given in the notice of works about to be done under this Act is much too long, and would be of great inconvenience to parties about to build, rebuild, or alter edifices; they therefore recommend an alteration there in.

Your committee particularly call your attention to the 51st sec. of the Bill, as from its ambiguity it is likely to effect to a very serious extent the owners of all or nearly all third and fourth rate houses ALREADY BUILT.

Your committee agree upon the principle of every dwelling-room having a window and a fire-place; but so many thousand houses having been built under the existing Act, by the provisions of which it was impracticable to make the cases of many of them and all fourth rate houses of a superficies of six square feet, it would be exceedingly unjust to restrict parties who have built according to Act of Parliament for three-quarters of a century, from either letting or occupying such parts of such houses ALREADY BUILT; they therefore recommend this clause to be most materially revised, in order to prevent so much injustice as would be caused by its enforcement.

And here your committee beg further to observe that in the smaller description of residences, even under the proposed Bill, it